


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe 
Associate Director

DATE: February 17, 2015

SUBJECT: **BZA Case No. 18923** – 2918 Martin Luther King, Jr. Avenue SE

APPLICATION

Geng Chen Enterprise Inc. (the “Applicant”) requests a variance from requirements regarding fast food presence to allow the continued use of the “China Inn Deli” restaurant in the C-2-A District at premises 2918 Martin Luther King, Jr. Avenue SE (Square 5951, Lot 0030) (the “Site”).

RECOMMENDATION

DDOT has reviewed the Applicant’s request and determined that based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District’s transportation network. The existing restaurant use will continue to generate vehicular, transit, pedestrian, and bicycle trips. In addition, the restaurant is expected to continue generating minor spillover to on-street parking in the area. Loading activity in the alley will also remain due to the restaurant activity. Loading and trash collection are expected to be maintained in the alley. Despite these minor continued impacts, DDOT has no objection to the approval of this request.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the variance should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT’s Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT’s Public Realm Design Manual.

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Board of Zoning Adjustment
District of Columbia